

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		LOMBARD TERR, ARLINGTON

OWNERSHIP

Owner 1:	CLARK BENJAMIN S &			
Owner 2:	KLEIN ERICA			
Owner 3:				
Street 1:	60 LOMBARD TERRACE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	LEWIS CHRISTINA L -		
Owner 2:	LEWIS BRIAN M -		
Street 1:	60 LOMBARD TERRACE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Stucco Exterior and 1115 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

503,200 /

503,200

503,200 /

503,200

503,200 /

503,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	499,400	3,800		503,200
Total Card	0.000	499,400	3,800		503,200
Total Parcel	0.000	499,400	3,800		503,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		451.30	/Parcel: 451.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	499,400	3800	.		503,200		Year end	12/23/2021
2021	102	FV	484,800	3800	.		488,600		Year End Roll	12/10/2020
2020	102	FV	477,500	3800	.		481,300	481,300	Year End Roll	12/18/2019
2019	102	FV	519,000	3800	.		522,800	522,800	Year End Roll	1/3/2019
2018	102	FV	458,200	3800	.		462,000	462,000	Year End Roll	12/20/2017
2017	102	FV	417,100	3800	.		420,900	420,900	Year End Roll	1/3/2017
2016	102	FV	417,100	3800	.		420,900	420,900	Year End	1/4/2016
2015	102	FV	384,900	3800	.		388,700	388,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

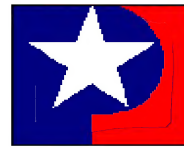
ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
9/29/2012	MLS	EMK	Ellen K
5/6/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: _____

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	147219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:	3 - Aluminum	25%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1; UAT FIN 100% 50% BMT BELONGS TO UNIT 1.	
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GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Average
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	80 - 7038

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	5			BR:s	2		Baths:	1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	55000
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678553
Depreciation:	179138
Depreciated Total:	499415

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	5	2	
Totals				
	1	5	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:		543.46
Special Features:	0	Val/Su Net:		447.89
Final Total:	499400	Val/Su SzAd		447.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,115	411.710	459,051
Net Sketched Area:		1,115	Total:	459,051
Size Ad	1115 Gross Area	1115	FinArea	1115

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

